

**Woodstock Zoning Board of Appeals
Tuesday, June 24, 2014
Public Hearing – 7:00 p.m.
Town of Woodstock Town Hall, Lower Level, Meeting Room B**

MINUTES

I. Public Hearing

- a. Call to Order – Meeting was called to order by Chairman Martin Nieski at 7:00 p.m.
- b. Roll Call – Ken Ebbitt, Martin Nieski, William Brower, Suzanne Woodward, Mary St. Onge, Tina Lajoie (ZBA Clerk)
Absent: Robert Laurens
Others present: Ruth and Joel Perry, Dan Roy, Kevin Beno (Thompson), Liz Cartier (Pomfret), Jana Roberson, Dan Ross (Brooklyn)

c. **14-04 Ruth E. Perry & Joel C. Perry, Little Bungee Hill Rd (Map 5787, Block 34, Lot OE49) – relief from Article IV, B.1. a.vi.a (front yard setback).** The public hearing was continued from the May 27th meeting to allow for additional information and a quorum of ZBA members. No additional questions or comments.

MOTION TO CLOSE THE PUBLIC HEARING BY WILLIAM BROWER, SECONDED BY KEN EBBITT. PUBLIC HEARING WAS CLOSED AT 7:02 P.M. MOTION CARRIED UNANIMOUSLY.

II. Monthly Meeting

III. Designation of alternates – Mary St. Onge is designated in Robert Lauren’s absence.

IV. Review of minutes – May 27, 2014

Correction on page one where it states the zoning regulations went into effect August of 2014, the date must be corrected to August of 2013.

MOTION BY SUZANNE WOODWARD, SECONDED BY WILLIAM BROWER TO APPROVE THE MINUTES OF 05-27-2014 WITH ONE CORRECTION. MOTION CARRIED UNANIMOUSLY.

V. Unfinished Business

- a. **14-04 Ruth E. Perry & Joel C. Perry, Little Bungee Hill Rd (Map 5787, Block 34, Lot OE49) – relief from Article IV, B.1. a.vi.a (front yard setback).**

ALL IN FAVOR OF APPROVING 14-04 - Martin Nieski, William Brower, Suzanne Woodward, Mary St. Onge all in favor, unanimously approved.

(Ken Ebbitt abstained since he was not present last month). (Variance of 30 feet on the Little Bungee Hill Road front boundary. The hardship is stated in the April 27th minutes by Ms. Perry.)

VI. New Business – None

VII. Other

a. ZBA training by Attorney Steven E. Byrne of Byrne & Byrne Law Offices, Farmington, CT
A packet from the CT Federation of Planning and Zoning Agencies/Attorney Byrne was distributed. It included CFPZA Newsletter, ZBA workbook and supplementary information. Training was specific to Zoning Board of Appeals.

b. Mary St. Onge was welcomed as ZBA's newest member as an alternate.

VIII. Correspondence & Bills

a. Legal ad for Norwich Bulletin – Ruth Perry – Total \$64.86 (Signed by Chair Nieski)

IX. Citizen's Comments – None

X. Adjournment – 9:00 p.m.

MOTION TO ADJOURN BY WILLIAM BROWER, SECONDED BY SUZANNE WOODWARD. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Tina M. Lajoie, Clerk
Zoning Board of Appeals